

**COUNTY OF SAN LUIS OBISPO BOARD OF SUPERVISORS  
AGENDA ITEM TRANSMITTAL**

(1) DEPARTMENT Planning and Building	(2) MEETING DATE March 14, 2006	(3) CONTACT/PHONE Kami Griffin (805) 781-5193	
(4) SUBJECT A request for the Board of Supervisors to authorize the use of alternative publication procedures for amendments to the Coastal Zone Land Use Element and Local Coastal Plan and Coastal Zone Land Use Ordinance Your Board can order that a display advertisement be published both prior to, and following, the public hearing for adoption of the following amendments. On February 28, 2006, your Board began public hearings on proposed amendments as follows: LRP2004-00024 - A request by the County of San Luis Obispo to 1) update and amend the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan (Part II of the Land Use Element and Local Coastal Plan, and part of the Circulation Element). The area plan is being updated to reflect current land use, transportation, population, environmental, and economic conditions and community desires within the communities of Cambria and San Simeon Acres. The communities of Cambria and San Simeon Acres are located within the North Coast Planning Area of San Luis Obispo County. This planning area is bounded by the Monterey/San Luis Obispo County Line to the north, Point Estero to the south, and to the east the Coastal Zone boundary below the main ridge or the Santa Lucia Range. The update includes a number of changes to goals, policies, programs, land use categories, combining designations, and planning area standards; 2) amend the Cambria Design Plan by a) revising and moving development standards to the area plan; and b) modifying various guidelines including those related to lighting and the Moonstone Beach Drive streetscape; and 3) amend the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code; Sections 23.05.050 and 23.06.100 regarding water quality and drainage; Section 23.05.062 regarding tree removal; Section 23.07.170 regarding development within or adjacent to environmentally sensitive habitats; and Section 23.07.172 regarding mineral extraction in wetlands. Supervisory District 2.			
(6) RECOMMENDED ACTION 1. Authorize that the display advertisement of one-quarter page that was published in a newspaper of general circulation in the county on or before February 18, 2006, that indicated the general nature of the proposed Land Use Element and Local Coastal Plan and Coastal Zone Land Use Ordinance amendments that began hearings on February 28, 2006 can act as the alternative publication.  2. Authorize a one-quarter page display ad be placed in a newspaper of general circulation within 15 days after adoption of the proposed amendments by your Board.			
(7) FUNDING SOURCE(S) Budget	(8) CURRENT YEAR COST N/A	(9) ANNUAL COST N/A	(10) BUDGETED? <input checked="" type="checkbox"/> YES <input type="checkbox"/> N/A <input type="checkbox"/> NO
(11) OTHER AGENCY/ADVISORY GROUP INVOLVEMENT (LIST): Applicable Agencies and Community Advisory groups were provided referrals of the individual amendment			
(12) WILL REQUEST REQUIRE ADDITIONAL STAFF? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes, How Many? _____ <input type="checkbox"/> Permanent <input type="checkbox"/> Limited Term <input type="checkbox"/> Contract <input type="checkbox"/> Temporary Help			
(13) SUPERVISOR DISTRICT(S) <input type="checkbox"/> 1st, <input checked="" type="checkbox"/> 2nd, <input type="checkbox"/> 3rd, <input type="checkbox"/> 4th, <input type="checkbox"/> 5th, <input type="checkbox"/> All		(14) LOCATION MAP <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A	
(15) AGENDA PLACEMENT <input checked="" type="checkbox"/> Consent <input type="checkbox"/> Hearing (Time Est. _____) <input type="checkbox"/> Presentation <input type="checkbox"/> Board Business (Time Est. _____)		(16) EXECUTED DOCUMENTS <input type="checkbox"/> Resolutions (Orig + 4 copies) <input type="checkbox"/> Contracts (Orig + 4 copies) <input type="checkbox"/> Ordinances (Orig + 4 copies) <input checked="" type="checkbox"/> N/A	
(17) NEED EXTRA EXECUTED COPIES? <input type="checkbox"/> Number: _____ <input type="checkbox"/> Attached <input checked="" type="checkbox"/> N/A		(18) APPROPRIATION TRANSFER REQUIRED? <input type="checkbox"/> Submitted <input type="checkbox"/> 4/5th's Vote Required <input checked="" type="checkbox"/> N/A	

(19) ADMINISTRATIVE OFFICE REVIEW

*OK Leslie Brown*

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(3-14-06)



# SAN LUIS OBISPO COUNTY DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP  
DIRECTOR

**TO:** BOARD OF SUPERVISORS

**FROM:** KAMI GRIFFIN, SUPERVISING PLANNER

**VIA:** WARREN HOAG, DIVISION MANAGER, CURRENT PLANNING *WH*

**DATE:** MARCH 14, 2006

**SUBJECT:** A REQUEST FOR THE BOARD OF SUPERVISORS TO AUTHORIZE THE USE OF ALTERNATIVE PUBLICATION PROCEDURES FOR AMENDMENTS TO THE COASTAL ZONE LAND USE ELEMENT AND LOCAL COASTAL PLAN AND COASTAL ZONE LAND USE ORDINANCE

## **RECOMMENDATION**

1. Authorize that the display advertisement of one-quarter page that was published in a newspaper of general circulation in the county on or before February 18, 2006, that indicated the general nature of the proposed Land Use Element and Local Coastal Plan and Coastal Zone Land Use Ordinance amendments that began hearings on February 28, 2006 can act as the alternative publication.
2. Authorize a one-quarter page display ad be placed in a newspaper of general circulation within 15 days after adoption of the proposed amendments by your Board.

## **DISCUSSION**

On February 28, 2006, your Board began public hearings on proposed amendments to the Land Use Element and Local Coastal Plan and Coastal Zone Land Use Ordinance, Title 23 of the County Code. The California Government Code, Section 25124, establishes specific publication requirements for ordinance amendments. Your Board can order that a display advertisement be published in a newspaper of general circulation in the county prior to the public hearing and that a display ad be placed in a newspaper of general circulation following adoption of the amendments.

The California Government Code establishes specific publication requirements for ordinance amendments, and offers two cost-saving alternatives to publishing the complete text of an adopted ordinance after its passage (which has historically been the most commonly-used method). The alternatives include either publishing a summary of the proposed amendments; or, where the official responsible for the ordinance determines that a summary would not be effective, and with the consent of your Board, a simple display ad can be published in a local newspaper noting passage of the ordinance, where it can be obtained, and how your Board voted on its adoption.

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Therefore, in accordance with Section 25124 of the California Government Code, we are requesting that your Board order that a display advertisement of a one-quarter page be published in a newspaper of general circulation in the county, indicating the general nature of the amendments that began hearings on February 28, 2006. In addition, it is requested that your Board direct that a one-quarter page display advertisement be placed in a newspaper of general circulation within 15 days after adoption of the proposed amendments.

Because publication of a display advertisement would cost substantially less than the full text of the adopted amendments, and because the diversity of topics covered in the amendments does not enable a meaningful summary, your favorable consideration on this matter is appreciated.

The following item began hearings on February 28, 2006:

**LRP2004-00024** - A request by the County of San Luis Obispo to 1) update and amend the Cambria and San Simeon Acres community plan portions of the North Coast Area Plan (Part II of the Land Use Element and Local Coastal Plan, and part of the Circulation Element). The area plan is being updated to reflect current land use, transportation, population, environmental, and economic conditions and community desires within the communities of Cambria and San Simeon Acres. The communities of Cambria and San Simeon Acres are located within the North Coast Planning Area of San Luis Obispo County. This planning area is bounded by the Monterey/San Luis Obispo County Line to the north, Point Estero to the south, and to the east the Coastal Zone boundary below the main ridge or the Santa Lucia Range. The update includes a number of changes to goals, policies, programs, land use categories, combining designations, and planning area standards; 2) amend the Cambria Design Plan by a) revising and moving development standards to the area plan; and b) modifying various guidelines including those related to lighting and the Moonstone Beach Drive streetscape; and 3) amend the Coastal Zone Land Use Ordinance, Title 23 of the San Luis Obispo County Code; Sections 23.05.050 and 23.06.100 regarding water quality and drainage; Section 23.05.062 regarding tree removal; Section 23.07.170 regarding development within or adjacent to environmentally sensitive habitats; and Section 23.07.172 regarding mineral extraction in wetlands. Supervisorial District 2.

#### **OTHER AGENCY INVOLVEMENT/IMPACT**

Applicable Agencies and Community Advisory groups were provided referrals of the individual amendments.

#### **FISCAL CONSIDERATIONS**

Advertising expenses for summary ads for county-initiated amendments are included in the department budget.

#### **RESULTS**

Advertising of the amendments will allow public hearings to occur in conformance with the Government Code and will cost substantially less than publishing the full text of the adopted amendments.

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